

#15-51

2015plat025 – November 3rd, 2015

Prepared by Richard Haugen

Applicant/Owner: Boddicker – Thibodeau Farm, 1540 Mary St N, Maplewood, MN 55119

Site: 819 W 28th Ave, Brookings, SD 57006

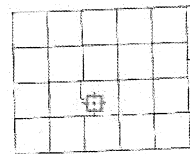
Legal Description: "Plat of Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota."

2015var025: Boddicker-Thibodeau Farms is platting off an existing 10.1 acre homestead from the 145 acres they own. It is an existing building site and "A Right to Farm Covenant" has been completed and will be filed with the plat. The property is located on "819 W 28th Ave, Brookings, SD 57006" which is located 1 mile west of "Cameron's Corner and Porter's" on the Highway 14 By-Pass and the south on W 28th Ave, approximately 3/4 mile south on the west side of the road.

2015plat025



Overview

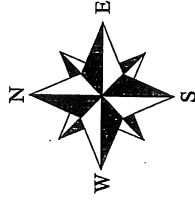
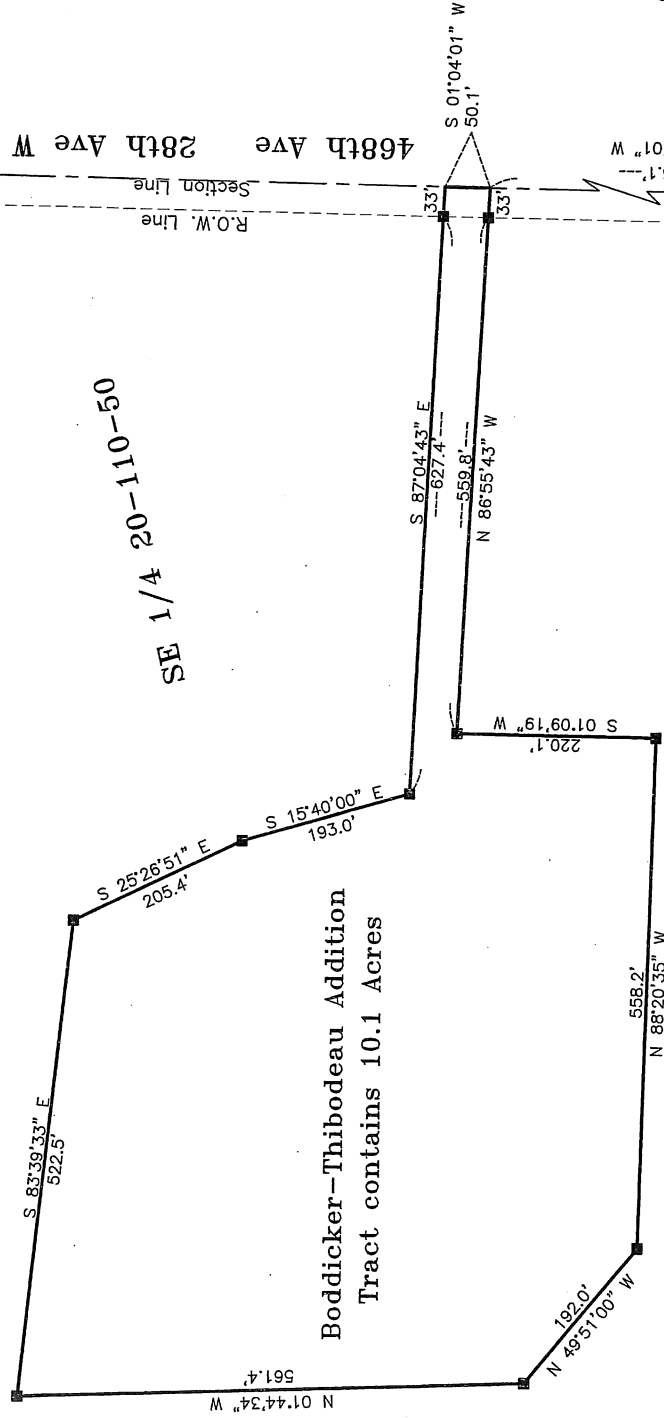


Legend

- ☐ Brookings City Limits
- ☐ City Limits
- ☐ Township Boundaries
- ☐ Sections
- ☐ Parcels
- ☐ Roads

Parcel ID	060001105020405	Alternate ID	n/a	Owner Address	BODDICKER - THIBODEAU FARM
Sec/Twp/Rng	20-110-50	Class	AGA		1540 MARY ST N
Property Address	819 W 28TH AVE	Acreage	145.53		MAPLEWOOD MN 55119
	BROOKINGS				
District	0605 - BROOKINGS TWP/VOLGASCH				
Brief Tax Description	SE 1/4 S OF RR SEC 20-110-50 145.53 AC				

Plat of
Boddicker-Thibodeau Addition located in the
Southeast Quarter of Section 20, Township 110
North, Range 50 West of the 5th P.M., Brookings
County, South Dakota.



August, 2015
Scale: 1"=160'
● Monument Recovered
■ Monument Set



Marty W. Mack
Registered Land Surveyor

MACK
Land Surveying LLC
Marty Mack
Registered Land Surveyor
Certified Professional Surveyor
Cell: (605) 884-3108 • Phone: (605) 878-2807
322 30th St. NW • Watertown, SD 57201
macks@midco.net

PROPRIETOR'S CERTIFICATE

Boddicker- Thibodeau Farms, a partnership, the owner of the Southeast Quarter of Section 20 lying South of the railroad right-of-way in Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota, hereby certify that we have caused a portion of the above described property to be surveyed and platted into a parcel of land hereafter to be known as:

"Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota"

and that we have caused the same to be platted as shown on the accompanying plat certified Marty W. Mack, a Registered Land Surveyor in the State of South Dakota, and that said plat was made at our request and under our direction and for the purpose indicated thereon and herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

In witness whereof we have caused these presents to be executed this 26 day of September, 2015.

Marty W. Boddicker
Major J. Boddicker

Janice E. Boddicker
Janice E. Boddicker

Gary A. Thibodeau
Gary A. Thibodeau

Emogene J. Thibodeau
Emogene J. Thibodeau

State of SOUTH DAKOTA

) ss

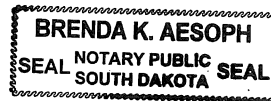
County of BROOKINGS

On this the 26 day of September, 2015, before me, the undersigned officer, personally appeared Major J. Boddicker and Janice E. Boddicker, as partners in Boddicker-Thibodeau Farms, a partnership, known to me or satisfactorily proven to be the people whose names are subscribed to the within instrument and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Brenda K. Aesoph
Notary Public, South Dakota

My Commission Expires: 11-04-2019



State of SOUTH DAKOTA)

) ss

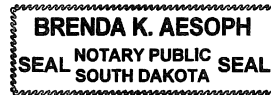
County of BROOKINGS)

On this the 26 day of September, 2015, before me, the undersigned officer, personally appeared Gary A. Thibodeau and Emogene J. Thibodeau, as partners in Boddicker-Thibodeau Farms, a partnership, known to me or satisfactorily proven to be the people whose names are subscribed to the within instrument and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Brenda K. Aesoph
Notary Public, South Dakota

My Commission Expires: 11-04-2019



SURVEYOR'S CERTIFICATE

I, Marty W. Mack, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of Boddicker-Thibodeau Farms, a partnership the owners of the aforementioned property, did on or before August 18, 2015, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me into: **"Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota"**

I hereby set my hand this 18th day of August, 2015.



Marty W. Mack
Registered Land Surveyor

APPROVAL OF COUNTY ZONING OFFICIAL

I the Planning and Zoning Official of Brookings County, South Dakota, hereby certify that I have examined the plat of **"Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota"** and hereby give my approval for the instrument to be recorded.

Dated this _____ day of _____, 2015 A.D.

Planning and Zoning Official
Brookings County, SD

Resolution No.

BE IT RESOLVED by the Board of County Commissioners of Brookings County, South Dakota, that the plat entitled: "Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota" which has been submitted for examination pursuant to law, and it appearing that all taxes and special assessments have been paid and that such plat and the survey thereof have been made and executed according to law, the plat is hereby approved, and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated at Brookings, South Dakota, this _____ day of _____, 2015.

ATTEST:

Chairman, Board of County Commissioners
Brookings County, South Dakota

Finance Officer
Brookings County, South Dakota

BROOKINGS COUNTY FINANCE OFFICERS CERTIFICATE

I hereby certify that I am the acting Finance Officer of Brookings County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat of "Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota" as shown by the records of my office, have been fully paid.

Dated this 5 day of Oct, 2015 A.D.

LaSchultz
Finance Officer
Brookings County, SD



CERTIFICATE OF HIGHWAY AUTHORITY

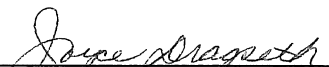
I, Allen D. Miller acting for Brookings Township chair hereby approve access as shown on the attached plat to the abutting public road right of way subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

Allen D. Miller
Highway Authority

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat entitled: "**Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota.**"

Dated this 5th day of Oct, 2015 A.D.


Director of Equalization,
Brookings County, SD

REGISTER OF DEED CERTIFICATE

I hereby certify that I have received the plat entitled, "**Boddicker-Thibodeau Addition located in the Southeast Quarter of Section 20, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota**" and have:

FILED FOR RECORD this _____ day of _____, 2015 A.D. at _____ O'Clock _____ M. and duly

Recorded in Book _____ Page _____.

Register of Deeds, Brookings County,
South Dakota